



## Brownfields

### What are brownfields?

- Brownfields are parcels of real estate that are abandoned, inactive, or may not be operated at their appropriate use, and redevelopment is complicated due to actual or potential environmental contamination. Brownfields can range in size from large factories to small gas stations.
- Types of brownfield reuse may include: industrial, commercial, residential, mixed, public, and greenspace (e.g., parks, trails, greenways).

### What are the benefits of brownfield redevelopment?

- Links economic vitality with environmental protection
- Stimulates economy through investment and job creation
- Returns abandoned or underutilized properties to tax roles
- Improves community appearance
- Fosters sustainable and livable communities
- Preserves greenspace and farmland, while encouraging planned growth / discouraging urban sprawl

### Why are brownfields a matter of concern?

- Brownfields may pose a threat to human health and the environment or may be perceived to pose an environmental threat because they are often eyesores to a community.
- Brownfields may have unsafe structures and buildings that can harm individuals or damage surrounding property.
- Brownfields may have environmental liability issues.
- Brownfields may have languished for several years, during which no property tax revenues were being paid or generated.

### How do I get started with brownfield redevelopment?

- Team up with other local stakeholders that may have an interest in improving your community.
- Work together with your brownfields team to determine what is hindering redevelopment.
- Contact the Indiana Brownfields Program (Program) to see what kind of assistance may be available to you. If the issues hindering redevelopment are lack of funding to address the environmental problems or potential problems, fears of environmental liability, or a need for technical assistance to understand the environmental conditions of a particular brownfield, then the Program may be able to help.

### How can the Indiana Brownfields Program help with brownfield redevelopment?

- The Program provides educational, financial, legal, and technical assistance to stakeholders involved in a brownfield redevelopment project. There are no fees associated with the Program's assistance.
- The Program conducts and participates in conferences, workshops, community-specific meetings, and other educational sessions to inform stakeholders of assistance available for brownfield redevelopment.
- The Program offers financial assistance from federal funding for environmental site assessments and remediation to qualifying political subdivisions and private parties.
- The Program offers Comfort Letters and Site Status Letters to eligible entities to address environmental liability issues of past actions by previous owners to encourage brownfields redevelopment, but does not provide a release from liability.
- The Program can work in cooperation with the Indiana Department of Environmental Management (IDEM)'s Voluntary Remediation Program, which offers Certificates of Completion to ensure prospective purchasers that a site has been properly cleaned and then offers Covenants Not to Sue as a release from certain liabilities to the State.

### What can I do to help redevelop brownfields?

- Provide input for proposed brownfield redevelopment projects.
- Promote brownfield sites when planning new parks; recreation, youth, and senior citizen centers; businesses; municipal buildings; and schools.
- Support businesses that have redeveloped brownfields or plan to occupy brownfields.

### Where can I get more information?

To learn more about brownfields or to request assistance, call the Indiana Brownfields Program at (317) 234-4293 and/or visit these sites on the Internet:

- Indiana Brownfields Program: [www.brownfields.IN.gov](http://www.brownfields.IN.gov)
- U.S. Environmental Protection Agency's Brownfields Program: [www.epa.gov/brownfields](http://www.epa.gov/brownfields)